

Walston Close, Wenvoe Cardiff £575,000



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peter alan

# About the property

HEART OF WENVOE VILLAGE - FULLY RENOVATED THROUGHOUT & EXTENDED -GARAGE & DRIVEWAY

This beautifully renovated detached bungalow comprises of an entrance hall, a bright but cozy lounge with multiple windows and a door to the rear garden, a modern open plan kitchen and orangery currently used as a dining room with bifold doors to the garden, two bedrooms and a shower room. To the second floor there is two further double bedrooms and another shower room. Furthermore, it offers a garage with utility area, a driveway to the front and a south facing landscaped rear garden.

Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs.

# **Accommodation**

#### **Entrance Hall**

Wood effect floor, door to garage and rear garden, stairs to first floor, open to lounge.

### Lounge

16' 5" Max x 11' 11" Max ( 5.00m Max x 3.63m Max )

Windows to side and rear, door to garden, log burner with stone surround, radiator, carpet.

#### **Kitchen**

12' 3" Max x 18' (3.73m Max x 5.49m) Window to side, wall and base units - fully integrated with dishwasher, double oven, hob, extractor and fridge freezer. Belfast style sink, breakfast bar, radiator, tiled walls and floor, open to orangery.

## Orangery

9' 8" x 12' (2.95m x 3.66m) Open to kitchen and currently used as a dining room. Window to side, glass apex roof and bi fold doors to the rear garden.

#### **Bedroom Two**

13' 5" x 11' 10" ( 4.09m x 3.61m ) Window to front, carpet, radiator, built in wardrobe.

#### **Bedroom Three**

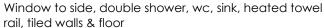
12' 3" x 10' (3.73m x 3.05m) Window to front, radiator, carpet, currently used as an additional sitting room.

#### **Shower Room**









## Landing

Carpet, doors to bedrooms and shower room

## **Bedroom One**

17' 6" x 12' 4" Max ( 5.33m x 3.76m Max ) Window to front, carpet, radiator, built in wardrobes.

#### **Bedroom Four**

11' x 10' 4" ( 3.35m x 3.15m ) Window to side, carpet, radiator, built in wardrobe.

## **Upstairs Shower Room**

Window to side, shower, wc with sink, heated towel rail, tiled walls and floor.

## Garage/Utility Room

Block-paved driveway to the front offers access to the garage. To the rear of the garage is a utility space with a window to the rear, space and plumbing for a washing machine and tumble dryer.

## Outside





The rear of the property boasts a south-facing rear garden has been beautifully landscaped, offering an elevated patio area. a large lawn area bordered with mature trees and vibrant planting, two raised vegetable beds, plus the side patio with two garden sheds and secure gated access to the front.















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